

# Report of AWP Activity Completion

Date of Report: June 21, 2001

CalSites ID: 0197085 <sup>13</sup>

Site Name: Alameda Naval Air Station East Housing [ ] Unplanned Activity - Add to AWP

CALSITES Activity: CERT

ALLOC	CERT	DES	FDNC	FRIFS	PEA	RAW	SSEBS
ARB	CONF	DISC	FORUM	OM	PPP	RIFS	STAB
BWEBS	COST	DLIST	FOSL	ORDER	PRP	RMDL	VCOMP
CEQA	DCERT	ENFFU	FOST	PA	RA	SI	VCONS
CERFA	DEED	ERA	FRA	PAPEA	RAP	SS	5 YEAR

Activity Description (up to 5 characters): ~~EHSO~~ per Daniel  
example: OU1

DATE OF COMPLETION: 06/25/2001

Size of Activity: [ x ] Small [ ] Medium [ ] Large [ ] X-Large

DESCRIPTION OF ACTIVITY: Certification that remedial action for East Housing is complete.

## VOLUME REMEDIATED (TOTAL):

	Removed	Treated
Cubic Yards of Solids:	_____	_____
Gallons of Liquid:	_____	_____

Did the activity include a CAP? (X or Blank) \_\_\_\_\_

Did the activity include a Fence? (X or Blank) \_\_\_\_\_

Did the activity include the decommissioning of a well?  
(X or Blank) \_\_\_\_\_

Groundwater Remediation Extraction Rate (gpm):

Cubic Feet per Minute of Soil Vapor Extraction:

# Acres of Land Returned/Released for reuse:

Based on: Cleaned Up 63 acres cleaned up - residential

Evaluated & Found No Significant Risk

C - Commercial

I - Industrial

R - Residential

U - Unknown

Required Documentation Provided (Y/N): Yes: cover sheet and signature page from CERT.

Send Backup Documentation on Completed RAPS/RODS/RAWS (including executive summary), Orders/Agreements, CERT/COM/DELIST packages to headquarters.

PROJECT MANAGER	UNIT CHIEF	BRANCH CHIEF
<i>Mary Rose Cass</i>	<i>[Signature]</i>	<i>[Signature]</i>

## REMEDIAL ACTION CERTIFICATION FORM

1. Site Name and Location: (*Street address, County, City and Assessor's parcel number*)

Alameda Naval Air Station East Housing (Alameda Point, Parcels 170 and 171 ("East Housing"); corner of Atlantic Avenue and Main Street, City of Alameda, Alameda County

A. List any other names that have been used to identify sites: Alameda Naval Air Station, Alameda Point, East Housing

B. Address of site if different from above:

C. Assessor's Parcel Numbers:

2. Responsible Parties: (*Use extra pages if necessary*)

Name: Michael McClelland  
BRAC Environmental Coordinator, Alameda Point  
Southwest Division, Naval Facilities Engineering Command  
BRAC Office (Code 06CA.MM)  
1230 Columbia Street, Suite 1100  
San Diego, CA 92101-8517  
619-532-0965

Relationship to site: (*generator, hauler, etc.*) landowner; potential generator

Current Landowner/Operator: Department of the Navy, Landowner; transferred title to City of Alameda on July 14, 2000.

3. Brief Description and History of the Site: (*Include previous and current uses of site, a brief description of the cleanup action and concentrations of significant hazardous substances left on site*)

The site encompasses approximately 63 acres of the former Alameda Naval Air Station which closed in 1997. Prior to initial development of the area for Navy housing, the property was either marshland or tidal wetland adjacent to San Francisco Bay. Manufactured gas plants and an oil refinery operated near the future location of the site from the late 1800s into the 1920s. These facilities are believed to have discharged petroleum waste rich in semivolatile organic compounds, including polycyclic aromatic hydrocarbons (PAH) into adjacent

marshlands during their operations. The waste spread over much of the surface of the marshlands, leaving a layer of contaminated sediment under what would later become the Alameda Naval Air Station. Fill material, dredged from adjacent waterways, encapsulated these contaminated sediments under the fill. A Removal Action Workplan (RAW) was developed to evaluate removal action alternatives, and recommended "land-use restrictions" as the remedy for the site so that excavation and disposal of the buried hazardous substances could be controlled, thus preventing the possibility of leaving excavated "marsh crust" soil uncontrolled at the surface.

4. Type of Site: (Check appropriate response)

Included in Bond Expenditure Plan?

Yes ☐ No ☒

RCRA-Permitted Facility ☒ Bond-funded ☐

RCRA Facility Closure ☐ RP-funded ☒

NPL ☐

Federal Facility ☒

Other (i.e., Walk-in): ☐ Explain Briefly:

5. Size of Site: (based on Expenditure Plan definition of size)

Small ☒ Medium ☐ Large ☐ Extra Large ☐

6. Dates of Remedial Action

a. Initiated 06/08/2000 b. Completed 07/20/2000

\*Per SARA, any NPL site that is not permanently cleaned must be scheduled for a follow-up visit after 5 years to verify that cleanup measures are still satisfactory.

7. Response Action Taken on Site: (check appropriate action)

- ☐ Initial Removal or Remedial Action (site inspection/ sampling)
- ☒ Final Remedial Action
- ☐ RCRA enforcement/closure action
- ☐ No action, further investigation verified that no cleanup action at site was needed.

A. Type of Remedial Action (e.g., excavation and redisposal; on-site treatment): Covenant to Restrict Use of Property (Environmental Restrictions) for Alameda Naval Air Station East Housing was recorded July 20, 2000 by Alameda County (592733).

B. Estimated quantity of waste associated with the site (i.e., ton/gallons/cubic yards) which was:

1. <input type="checkbox"/> treated	Amount: <u>0</u>
2. <input type="checkbox"/> untreated (capped sites)	Amount: <u>0</u>
3. <input type="checkbox"/> removed	Amount: <u>0</u>

8. Cleanup Levels/Standards

a. What were the cleanup standards established by DTSC pursuant to the final remedial action plan (RAP) or workplan (if cleanup occurred as the result of a removal action (RA) or interim remedial measures (IRM) prior to development of a RAP)?

Residential use with restrictions on excavation of soil deeper than threshold depth

b. Were the specified cleanup standards met? Yes ☒ No ☐

c. If "no", why not:

9. DTSC Involvement in the Remedial Action:

A. Did the Department order the Remedial Action?  
Yes ☐ No ☒ Date of order \_\_\_\_\_

B. Did the Department review and approve (check appropriate action and indicate date of review/approval if done):

<input checked="" type="checkbox"/> Sampling Analysis Procedures	Date <u>03/01/2000</u>
<input checked="" type="checkbox"/> Health & Safety Protections	Date <u>03/01/2000</u>
<input checked="" type="checkbox"/> Removal/Disposal Procedures	Date <u>05/25/2000</u>
<input checked="" type="checkbox"/> Removal Action Workplan	Date <u>05/25/2000</u>

- C. If site was abated by a responsible party, did the Department receive a signed statement from a licensed professional on all Remedial Action?

Yes ☐ No ☐ Dates \_\_\_\_\_ (to) \_\_\_\_\_  
NOT APPLICABLE

- D. Did a registered engineer or geologist verify that acceptable engineering practices were implemented

Yes ☐ No ☐ Dates \_\_\_\_\_ (to) \_\_\_\_\_  
NOT APPLICABLE FOR INSTITUTIONAL CONTROLS

- E. Did the Department confirm completion of all Remedial Action?

Yes ☒ No ☐ Dates \_\_\_\_\_ (to) \_\_\_\_\_  
(i.e. manifest, sampling, demonstrated installation and operation of treatment)

COPY OF COVENANT TO RESTRICT USE OF PROPERTY,  
RECORDED 07/20/2000

- F. Did the Department (directly or through a contractor) actually perform the Remedial Action?

Yes ☐ No ☒ Name of Contractor: \_\_\_\_\_

- G. Was there a community relations plan in place?

Yes ☒ No ☐

- H. Was a remedial action plan developed for this site?

Yes ☒ No ☐  
REMOVAL ACTION WORKPLAN

- I. Did DTSC hold a public meeting regarding the draft RAP?

Yes ☐ No ☒  
REMOVAL ACTION WORKPLAN RECEIVED 30 DAY PUBLIC NOTICE;  
COMMENTS WERE RECEIVED FROM 2 PARTIES

- J. Were public comments addressed?

Yes ☒ No ☐ Date of DTSC analysis and response: 06/08/2000

- K. Are all of the facts cited above adequately documented in the DTSC files? Yes ☒ No ☐

If no, identify areas where documentation is lacking

10. EPA Involvement in the Remedial Action:

- A. Was the EPA involved in the site cleanup? Yes ☐ No ☒
- B. If yes, did EPA concur with all remedial actions?  
Yes ☐ No ☐
- C. EPA staff involved in cleanup: (*name, title, address, phone number*)

11. Other Regulatory Agency Involvement in the Cleanup Action:

Agency:      Activity:

☐ RWQCB \_\_\_\_\_

☐ ARB \_\_\_\_\_

☐ CHP \_\_\_\_\_

☐ Caltrans \_\_\_\_\_

☐ Other \_\_\_\_\_

Names of contact persons and agency:

12. Post-Closure Activities:

- A. Will there be post-closure activities at this site? (*e.g. Operation and Maintenance*) Yes ☒ No ☐

If yes, describe: Five-year review is required to verify maintenance of the institutional control. Execution of the covenant between the City of Alameda and DTSC establishes soil excavation restrictions relies on a City ordinance to ensure that the restrictive provisions and intent of the covenant are met. Approval of excavation requires a permit from the City as long as the excavation is in effect and is consistent with the provisions of the covenant. The covenant requires the City to provide an annual report of excavation permits to DTSC. Should the city of Alameda decide

to change or eliminate the excavation ordinance, the covenant requires DTSC to approve any projects involving excavation into the marsh crust.

- B. Have post-closure plans been prepared and approved by the Department? Yes ☐ No ☒
- C. What is the estimated duration of post-closure (including operations and maintenance) activities? ☐ years.
- D. Are deed restrictions proposed or in place? Yes ☒ No ☐

If "yes" have deed restrictions been recorded with the County recorder? Yes ☒ No ☐ Date 07/20/2000

If "no", who is responsible for assuring that the deed restrictions are recorded? \_\_\_\_\_

Who is the Division contact? (Name/Phone Number)  
Anthony J. Landis, P.E. / 916-255-3732

- E. Has cost recovery been initiated? Yes ☒ No ☐

RP's went through arbitration. Decision issued: \_\_\_\_\_

If yes, amount received \$\_\_\_\_; \_\_\_\_% of DTSC costs.

- F. Were local planning agencies notified of the cleanup action? Yes ☒ No ☐ If yes, the name and address of agency:

Alameda Reuse and Redevelopment Authority  
950 West Mall Square  
Alameda, CA 94501

13. Expenditure of Funds and Source:  
(Information to be supplied by Toxics Accounting Unit)  
Funding Source and amount expended:

\_\_\_ HWCA \$\_\_\_\_      \_\_\_ HSA \$\_\_\_\_  
\_\_\_ HSCF \$\_\_\_\_      \_\_\_ RCRA \$\_\_\_\_  
\_\_\_ RP \$\_\_\_\_      \_\_\_ Other \$\_\_\_\_  
\_\_\_ Federal Cooperative Agreement \$\_\_\_\_

14. Certification Statement: Based upon the information which is currently and actually known to the Department,

x The Department has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary.

— The Department has determined, based upon a remedial investigation or site characterization that the site poses no significant threat to public health, welfare or the environment and therefore implementation of removal/remedial measures is not necessary.

— The Department has determined that all appropriate removal/remedial actions have been completed and that all acceptable engineering practices were implemented; however, the site requires ongoing operation and maintenance (O&M) and monitoring efforts. The site will be deleted from the "active" site list following (1) a trial operation and maintenance period and (2) execution of a formal written settlement between the Department and the responsible parties, if appropriate. However, the site will be placed on the Department's list of sites undergoing O&M to ensure proper monitoring of long-term clean-up efforts.

15. Additional Comments:

16. Certification of Remedial Action:

I hereby certify that the foregoing information is true and correct to the best of my knowledge.

1. Mary Rose Cassin 6/21/01  
Project Manager Date

2. [Signature] 6/28/01  
Unit Chief Date

3. A. J. Fane 6-28-01  
Branch Chief Date

4. \_\_\_\_\_  
Registered Engineer/Geologist Date

12/17/01

California Environmental Protection Agency  
Department of Toxic Substances Control  
CALSITES PROFILE REPORT

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970013 ALAMEDA NAVAL AIR STATION EAST HOUSING      Region 2  
950 W. MALL SQUARE      County ALAMEDA  
ALAMEDA CA 94501      Branch OMF-NORTHERN CALIF

Status: 08/15/2000 - ANNUAL WORKPLAN - ACTIVE SITE  
Lead: DEPT OF TOXIC SUBSTANCES CONTROL  
Type: CLOSED MILITARY BASE  
NPL: NOT LISTED  
Tier:      Oversight Reimbursement: N/A  
Cortese:      Hazard Ranking Score:  
Senior: DMURPHY1      Staff: MCASSA  
SIC: NATIONAL SECURITY/INTERNATIONAL AFFAIRS  
Assembly District: 16      Senate District: 9

\*\*\* COMMITMENT INFORMATION \*\*\*

Act	Desc	Original Commitment	New/Revise Commitment	Date Completed
RAP	EHSG	/ /	/ /	05/25/2000
CEQA	EHSG	/ /	/ /	05/25/2000
DEED	EHSG	/ /	/ /	07/20/2000
CERT	EHSG	/ /	/ /	06/25/2001

\*\*\* IDENTIFICATION INFORMATION \*\*\*

RWQCB Region:  
File Name: ANAS EAST HOUSING

Associated IDs:  
EPA IDENTIFICATION NUMBER CA2170023236

Alternate Names:  
ALAMEDA POINT EAST HOUSE

Alternate Addrs:

Lat/Long:

Method:

Description:

\*\*\* SPECIAL CHARACTERISTICS \*\*\*

BASE REALIGNMENT & CLOSURE, 3RD ROUND

12/17/01

California Environmental Protection Agency  
Department of Toxic Substances Control  
CALSITES PROFILE REPORT

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\*\*\* OPERATIONAL METHODS \*\*\*

DISPOSAL

\*\*\* POTENTIAL/CONFIRMED HAZARDOUS WASTES \*\*\*

ARSENIC

OTHER ORGANIC SOLIDS

\*\*\* SITE SPECIFIC DESCRIPTION \*\*\*

Alameda Naval Air Station East Housing occupies approximately 63 acres of relatively level property on the western portion of Alameda Island just east of and across Main Street from the main Alameda Naval Air Station property. Before 1900 the area now constituting the site was part of San Francisco Bay. From 1900 to 1939 the site was filled using soil obtained from unknown sources, although it is likely the fill comprised dredge spoils from San Francisco Bay. Manufactured gas plants and an oil refinery operated near the future location of East Housing from the late 1800s into the 1920s. These facilities are believed to have discharged wastes rich in semivolatile organic compounds (SVOC) and petroleum compounds (including polycyclic aromatic hydrocarbons (PAH)) to adjacent waterways and marshlands during their operation. The wastes spread over much of the surface of the surrounding marsh and became intermingled with marsh deposits. Subsequent filling to create new land encapsulated the contaminated marsh deposits ("marsh crust") beneath the fill. The fill soil may also have contained SVOC, PAH, and petroleum compounds in addition to metals derived from the bedrock comprising the regional watershed. Activities associated with Navy housing may have released pesticides to the soil. Maintenance of painted surfaces may have released lead to the soil. Potential receptors include residents, construction workers, and urban-adapted wildlife. The primary exposure for marsh crust sediments, believed to be located within 5 to ten feet of the ground surface, would be excavation for construction and subsequent placement of the soil at the surface, leading to possible dermal exposure, inhalation, and ingestion. Unless disturbed, there is no completed exposure pathway for the marsh crust contamination. Visual observation of soil borings was used to evaluate the presence or absence of marsh crust deposits. Based on existing information, it cannot be concluded that marsh crust is absent from the site. Marsh crust has been confirmed to exist at about 15 feet below

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California Environmental Protection Agency  
Department of Toxic Substances Control  
CALSITES PROFILE REPORT

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0-970013 ALAMEDA NAVAL AIR STATION EAST HOUSING      Region 2  
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ground surface within several hundred feet to the north and west of East Housing. The East Housing area may have remained above mean higher high tide prior to filling, and marsh crust deposits may not exist at the site. The exposure pathways for SVOC, metals, and pesticides in the fill soil include dermal exposure, inhalation, and ingestion. Soil samples have been taken by the Navy and the site developer to assess potential contamination in the top four feet of soil. No contaminants have been found exceeding action levels. Groundwater beneath the site is not a drinking water source. The only likely exposure pathway for groundwater is illicit backyard wells used for irrigation and subsequent dermal contact, inhalation, or ingestion. Groundwater samples from East Housing also indicate no contaminants are present exceeding action levels. The Land Use Covenant to control management of marsh crust soil was determined to be the most effective remedy to address disruption of the depth where marsh crust would be expected to occur and to prevent uncontrolled distribution of potentially contaminated soil at the surface. The Land Use Covenant also restricts consumption of groundwater, although that restriction is not required by the Remedial Action Plan. The City of Alameda entered into the covenant with DTSC on July 14, 2000

\*\*\* CURRENT AND PLANNED SITE ACTIVITIES \*\*\*

\*\*\* PROJECT COMPLETION ESTIMATES \*\*\*

\*\*\* COMMENTS \*\*\*

03/01/2000

RIFS was completed on the East Housing property to facilitate transfer to the City of Alameda.

05/25/2000

RAP - EHSR -- Completion of Removal Action workplan as final remedy for Marsh Crust at Parcels 170 and 171 (East Housing) to facilitate transfer.

CEQA - EHSR -- Completion of CEQA for Removal Action Workplan as final remedy for Marsh Crust at Parcels 170 and 171 (East Housing) to facilitate transfer.

07/20/2000

12/17/01

California Environmental Protection Agency  
Department of Toxic Substances Control  
CALSITES PROFILE REPORT

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70013 ALAMEDA NAVAL AIR STATION EAST HOUSING      Region 2  
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RMDL - EHSR -- Covenant to Restrict Use of Property  
(Environmental Restrictions) for (a) Fleet and Industrial  
Supply Center, Oakland Alameda Facility and Alameda Annex  
and (b) Alameda Naval Air Station East Housing was recorded  
07/20/2000, by Alameda County (592733).

06/25/2001

CERT - EHSR -- Certification that remedial action for East  
Housing is complete. 63 acres cleaned up.